



HOUSING SOLUTIONS

Housing Solutions includes incentives aimed at ensuring that all citizens have access to a variety of housing options across all income levels. The program also supports communities of concern with additional funding to create neighborhood amenities, such as pocket parks and plazas.

Encouraging new development within a half-mile of high quality public transit will provide more housing options across all income levels, boost transit ridership, reduce vehicle emissions and motivate active lifestyles.



COMPLETE COMMUNITIES HOUSING SOLUTIONS

The proposed Complete Communities Housing Initiative provides an innovative new incentive program to stimulate the construction of housing and improve affordability and quality of life for all San Diegans by:



FOCUSING HOUSING CONSTRUCTION in multi-family and mixed-use commercial areas served by transit (Transit Priority Areas (TPA)).



REMOVING REGULATORY BARRIERS TO HOUSING at all income levels, especially low, very low and moderate.



INVESTING IN NEIGHBORHOOD AMENITIES such as recreational opportunities, linear parks, urban plazas, cultural amenities, and promenades.

WHAT IS PROPOSED

DRAFT REQUIREMENTS (What a Project Must Provide)

LOCATION

Within TPAs zoned for multi-family.

Height is limited to 30 feet in Coastal Height Limit Overlay Zone.

BUILD AFFORDABLE HOUSING

Affordable Housing amounts and Area Median Income (AMI) levels 10% at 60% AMI (Inclusionary) plus an additional 10%.

REPLACE EXISTING AFFORDABLE UNITS

Complete replacement of equivalently sized existing affordable units.

ADD NEIGHBORHOOD AMENITIES

Construction on-site recreation improvements and amenities; OR Payment of fees for improvements.

MEET DESIGN REQUIREMENTS

Incorporate pedestrian and multi-modal supportive design.

Additional design requirements for height.

DRAFT INCENTIVES (What a Project Receives)

MINISTERIAL PROCESSING

By-right approval with limited exceptions.

FLOOR AREA RATIO (FAR¹)-BASED DENSITY

May construct as many units as allowed by FAR and Building Code minimums.

FAR-BASED HEIGHT

Height of the project governed by the allowable FAR, except in Coastal Height Zone.

USE OF AFFORDABLE HOUSING INCENTIVES

May use Affordable Housing Incentives and Waivers for relief from some development regulations.

DIF REDUCTIONS

Development Impact Fees based on project square footage, rather than number of units.

¹ Floor Area Ratio (FAR) is a tool for defining building size and is determined by dividing the square footage (s.f.) of the building by the s.f. of the premises.